

Allocation of the Conservation & Conservation Area Enhancement Grants

Planning Committee
5 October 2006

1 Purpose of report

- 1.1 This report recommends an allocation of grant assistance in 2006/2007 from the main conservation grant.

2 Summary

- 2.1 Conservation grants assist the comprehensive repair and restoration of historic properties. The conservation grant for 2006/07 has been increased due to a carry forward from 2005/2006. This report proposes a further allocation for the 2006/2007 main conservation grant budget and updates members on the conservation area enhancement grant. This work will help to achieve the Council's objectives of the conservation and enhancement of the historic environment.

3 Main report

Proposed Conservation Grant Allocations 2006/2007

- 3.1 The conservation grant budget for 2006/2007 had previously been set at £135,000. £40,000 of this was allocated to the Portobello and South Side Town Schemes, and £95,000 was allocated to restoration schemes at the following properties by the Planning Committee in August 2006:

• The Vaults, Giles Street	£10,350
• 94 Constitution Street and 38-42 Queen Charlotte Street	£ 7,358
• 1-5 Howe Street	£ 6,000
• 91-93 Brunswick Street	£ 6,300
• 280-284 Leith Walk	£ 8,000
• 3-9 Shandon Place and 67-77 Slateford Road	£ 6,000
• 102-111 Montgomery Street	£11,000
• 44-49 George IV Bridge & 6-9B Merchant Street	£14,000
• 147-153 Morningside Road	£22,000

- 185-193 Portobello High Street £ 3,992
£95,000

3.2 The budget has been changed from Capital to Revenue funding. This means that there is a significant difference in year end treatment. If schemes are underspent in the current financial year, the finance can not be carried forward into the next financial year and carried forward amounts from the previous financial year have to be taken from the current year's budget. This has also resulted in a change to the total funding, which now amounts to £230,921.

3.3 There are two carried forward schemes from the previous financial year:

51-53 Warriston Crescent (railing reinstatement): the total grant awarded was £6,845. 50% (£ 3,422.50) of this has been carried forward. This project will be completed over the next few months.

106-126 Lauriston Place (railing reinstatement): the total grant awarded was £16,669. There is no indication that this project will be implemented in the current financial year, and it is proposed that the funding should be re-allocated.

3.4 The agents for the Vaults, Giles Street have indicated that the proposed work will not be implemented in the current financial year due to delays in Historic Scotland funding. It is, therefore, recommended that the grant of £10,350 towards this project should be re-allocated in the current financial year. It is further recommended that the comprehensive repair scheme on this Category A Listed Building should be given priority for funding in the forthcoming financial year.

3.4 The following table summarises the current balance of grant funding:

Total Revenue Allocation	£230,921
Allocated at August Committee	- £ 95,000
Allocated to Town Schemes	- £ 40,000
Carry forward Warriston Crescent	<u>-£ 3,442.50</u>
Remaining Balance	= £ 92,478.50
Re-allocate Grant for Vaults	<u>+£ 10,350</u>
To be Allocated	<u>£102,828.50</u>

3.5 It is proposed that this outstanding sum be allocated as follows:

• 15-22 Brougham Place and 33-35 Tarvit Street	£8,986
• 1-5 Bellevue Street and 6,7 Melgund Terrace	£4,096
• 18 Melville Terrace	£4,739
• 28-30 Lower Granton Road	£5,652
• 35 Panmure Place and 27-31 Lauriston Gardens	£17,496
• 54-58 Elm Row	£9,893
• 1-2 Links Place	£15,464

• Liberton Bank House	32,800
• 185-193 Portobello High Street	3,702
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	£102,828
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3.6 Further details of these schemes are set out in Appendix 1.

Proposed Conservation Area Enhancement Grants 2005/2006

3.7 Conservation Area Enhancement Grants assist works identified as enhancement opportunities within the conservation area character appraisals. The Conservation Area Enhancement Budget for 2006/2007 is £60,000.

3.8 The Committee on 18 May 2006 approved a grant of £10,000 for the Colinton Community Conservation Trust towards the costs of restoring the Category 'A' Listed wrought iron railings designed by Phoebe Traquair in the Colinton Conservation Area. The Trust have indicated that this project will be implemented in the current financial year.

3.9 A contribution of £50,000 has also been made towards the costs of the reinstatement of setts on the High Street. Therefore, this budget is now committed for 2006/07.

4 Conclusions

4.1 Assisting restoration and enhancement work identified in this report would contribute to the Council's conservation objectives of protecting what is of lasting value in its buildings and townscapes as well as supporting regeneration programmes.

5 Financial Implications

5.1 The grants would be allocated out of the Department's Revenue budget and have no additional financial implications.

6 Recommendations

6.1 It is recommended that the Committee approves the allocation of the above grants in 2006/2007.


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 Director of City Development

Appendices	Appendix 1: Additional Projects Appendix 2: Photographs of Projects
Contact/Tel	Jack Gillon 0131 469 3634
Wards affected	City wide
Background Papers	(1) Allocation of the Conservation Grant, including the Portobello and South Side Town Schemes, and the Conservation Area Enhancement Grant: Report to Planning Committee, 18 May 2006 (2) Allocation of the Conservation and Conservation Area enhancement Grants: Report to Planning Committee, 10 August 2006

APPENDIX 1: PROPOSED ADDITIONAL PROJECTS

15-22 Brougham Place & 33-35 Tarvit Street

This property is the subject of a Statutory Repair Notice. The project involves the repair of defective masonry to all elevations of this building. The building is not listed or within a conservation area, but is located on a prominent corner site near the Meadows.

The building has been repaired in the past with cement render repairs to stone around the windows and to the main stone facades. With the added insertion of concrete cills, lintels and brick rybats with a cement render finish. In addition the ashlar masonry in many areas has decayed to a degree that will entail the loss of the outer skin of the masonry.

One option is to cut back the loose cement render to these units and renew in an artificial stone at an estimated cost of £5651. Replacement in natural stone is estimated at £17,632. The difference in costs is £11,981. A grant of £8986, representing 75% of the difference in costs, is recommended subject to the condition that the masonry is repaired in natural stone.

1-5 Bellevue Street & 6,7 Melgund Terrace

This stone built tenement property is included within the New Town Conservation Area. It is the subject of a Statutory Repair Notice with an overall cost of £107,788. The project involves taking down and rebuilding the front and rear mutual 9 vent chimney stacks. The chimneys are to be rebuilt in stone. However, the chimney is currently capped with concrete copes, and a grant of £4,096 is recommended to meet the extra over cost of replacing the chimney copes in stone. This would enhance the appearance of the chimney stacks and retain the character of the building.

18 Melville Terrace

This four story traditional tenement building is subject to a Statutory Notices. It is not listed, but situated in a prominent location in the Marchmont and Meadows Conservation Area. This project comprises renewal of the lead wallhead gutter, renewal of defective rainwater disposal systems and remedial works to the masonry on the front and rear elevations of the building. The overall costs are estimated at £36,484. A grant of £4,739 is recommended to meet the difference in costs between using render and natural stone for masonry repairs.

28-30 Lower Granton Road

These buildings are subject to Statutory Notices for roof and mutual chimney repairs. They are not listed but prominently situated on the coast road in the Trinity Conservation Area.

Works comprise masonry repairs to chimneys, stripping and reslating the roof, renewal of coverings to platform roofs; renewal of all defective disposal systems, coverings and flashings. In particular the small platform roof area is currently covered in zinc which would benefit from being renewed in lead. The incorporation of lead watergates and lead valleys would ensure that the character of the building is retained. The overall costs are estimated at £37,500. A grant of £5,652 to meet the difference in costs between using lead and zinc is recommended.

35 Panmure Place & 27-31 Lauriston Gardens

These four storey traditional tenement buildings are subject to Statutory Notices. They are not listed, but situated in a prominent corner position within the Marchmont and Meadows Conservation Area.

The project comprises renewal of the lead wallhead and two centre valley gutters, slating works, renewal of defective disposal systems, chimney repairs and major remedial works to the masonry on the front elevations of the building. The overall project costs are estimated at £114,000.

There are a large number of areas to the front elevations which have previously been repaired using a dense cement coating which has damaged the fabric of the building in particular the stone around the window openings. The difference in costs between cement render repairs and natural stone is £23,328. A grant of £17,496, representing 75% of the difference in costs, is recommended subject to the condition that the masonry is repaired in natural stone.

54-58 Elm Row

This property is subject to a Statutory Notice. It is not listed, but occupies a prominent location between the New Town and Leith Conservation Areas. The project involves roof works and masonry works to the front and rear elevations. The stone around the window openings, in particular is badly decayed. The replacement of these decayed units in new natural stone would enhance the appearance and conserve the frontage for years to come. The difference in costs between cement repair and stone repair is estimated at £13,187. A grant of £9,893, representing 75% of the difference in costs, is recommended subject to the condition that the masonry is repaired in natural stone.

1-2 Links Place

This stone built tenement property is the subject of a Statutory Notice. It occupies a prominent location overlooking Leith Links within the Leith Conservation Area. The project involves roof, masonry, chimney and rainwater goods repairs. The difference in the alternative costs for renewal of the 3 chimney stacks in brick and render or stone is £20,619. A grant of £15,464, representing 75% of the difference in costs, is recommended subject to the condition that the chimneys are repaired in natural stone.

Liberton Bank House

Liberton Bank House is Statutorily Listed at Category C(S) mainly for its connection with Sir Arthur Conan Doyle. It is located within the grounds of Cameron Toll Shopping Centre. The building has been vacant for around ten years, is in a neglected condition and is included on the Scottish Civic Trust's Buildings at Risk Register.

The Cockburn Conservation Trust has approval to convert the building into premises for Dunedin School which provide specialist and community education.

The fabric restoration work involved in the project includes the removal of box dormers and reinstatement of the roof to its original profile, the installation of sash and case windows, masonry repairs and re-pointing in lime mortar. The overall cost of the project is estimated at £483,691.

This is an important restoration scheme which will restore the historic fabric of the building and reinstate it for an appropriate use. The fabric restoration costs are estimated at £82,037. A grant of £32,800, representing 75% of the fabric restoration costs, is recommended.

185-193 Portobello High Street

The Planning Committee on 10 August 2006 recommended a grant of £3,992 towards the costs of restoring the former Town Hall clock at the above premises. The building dates from 1868, is Statutorily Listed (Category B) and is included in the Portobello Conservation Area.

The clock has been removed for inspection and the corrosion found to be deep seated and extensive. The repair of the clock will entail the removal of later addition mild steel fixings and renewal with replacements to match the original. All parts will require to be custom-made and the deeply corroded sections require to be recast in cast iron. The re-erection of the clock will involve some repair work to the building.

The cost to repair the clock are estimated at £84,700, comprising the following elements:

- Repairs to cast iron structure £35k
- Repairs to the building £24k
- Re-erect clock onto building £18k
- Replace clock faces £4.5k
- Service clock £3.2k

There are two owners who will be invoiced for the works.

The clock is a historic landmark feature in Portobello and has been an element in the townscape for over 100 years. The restoration of the clock will contribute to the historic and architectural character of the conservation area. A further grant of £3,702 is recommended for the repair of the clock. It is also

recommended that a further allocation towards the re-erection of the clock from the Conservation Area Enhancement budget be considered in the next financial year.